

## 6. Significant Unavoidable Adverse Impacts

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Chapter 1, *Executive Summary*, contains Table ES-3, which summarizes the impacts, mitigation measures, and levels of significance before and after mitigation. Though mitigation measures would reduce the level of impact, the following impacts would remain significant, unavoidable, and adverse after mitigation measures are applied:

### Air Quality

- **Impact 5.2-1.** Buildout of the General Plan Update would generate more growth than the current General Plan; therefore, the project would be inconsistent with the Mojave Desert Air Quality Management District's (MDAQMD) Air Quality Management Plans (AQMP). Mitigation measures incorporated into future development projects and adherence to the General Plan Update policies and implementation actions for operation and construction phases described in Impacts 5.2-2 and 5.2-3 would reduce criteria air pollutant emissions associated with buildout of the General Plan Update. Goals and policies in the General Plan Update would facilitate continued Town participation/cooperation with MDAQMD and the Southern California Association of Governments (SCAG) to achieve regional air quality improvement goals, promotion of energy conservation design and development techniques, encouragement of alternative transportation modes, and implementation of transportation demand management strategies. However, no mitigation measures are available that would reduce impacts associated with inconsistency with the AQMP due to the magnitude of growth and associated emissions that would be generated by the buildout of the Town in accordance with the General Plan Update, and impacts would remain **Significant and Unavoidable**.
- **Impact 5.2-2.** Construction activities associated with the buildout of the General Plan Update would generate criteria air pollutant emissions that would exceed MDAQMD's regional significance thresholds and would contribute to the ozone and particulate matter nonattainment designations of the Mojave Desert Air Basin (MDAB). Goals and policies in the General Plan Update would reduce air pollutant emissions. However, due to the magnitude of emissions generated by future construction activities associated with the buildout of the General Plan Update, no mitigation measures are available that would reduce impacts below MDAQMD's thresholds, and construction impacts would remain **Significant and Unavoidable**.
- **Impact 5.2-3.** Buildout of the proposed Land Use Plan would generate additional vehicle trips and area sources of criteria air pollutant emissions that exceed MDAQMD's regional significance thresholds and would contribute to the ozone and particulate matter nonattainment designations of the MDAB. Goals and policies in the General Plan Update would reduce air pollutant emissions. However, due to the magnitude of emissions generated by the buildout of residential, office, commercial, industrial, and warehousing land uses in the Town, no mitigation measures are available that would reduce impacts below MDAQMD's thresholds, and operational impacts 5.2-3 would remain **Significant and Unavoidable**.
- **Impact 5.2-4.** Buildout of the Yucca Valley General Plan could result in new sources of criteria air pollutant emissions near existing or planned sensitive receptors. Goals and policies are included in the General Plan Update that would reduce concentrations of emissions generated by new development. Localized emissions of criteria air pollutants could exceed the MDAQMD regional significance thresholds because of the scale of development activity associated with theoretical buildout of the General Plan Update. For this broad-based General Plan Update, it is not possible to determine whether the scale and phasing of individual projects would result in the exceedance of MDAQMD's localized emissions thresholds. Therefore, in accordance with the MDAQMD methodology, localized impacts would remain **Significant and Unavoidable**.



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### Biological Resources

- **Impact 5.3-2.** Growth accommodated through long-term buildout of the Town of Yucca General Plan would result in significant loss of habitat. CEQA and FESA regulate the loss of habitat as it pertains to special status plant and animal species. Coordination with the US Fish and Wildlife Service and California Department of Fish and Wildlife would ensure that, on a project-by-project basis, habitat is replaced or conserved in accordance with the agency-determined ratios if it is determined, through consultation, that special status plant and animal species occur or are likely to occur onsite. Implementation of mitigation measures would also mitigate impacts for each individual project site. However, to this date, no regional Habitat Conservation Plan/Natural Communities Conservation Plan has been prepared for the Morongo Basin that mitigates the cumulative loss of habitat as a result of future development. Consequently, although impacts from loss of habitat would be mitigated on a case-by-case basis for each individual development through consultation with the relevant federal and state agencies, cumulative impacts of habitat loss would remain **Significant and Unavoidable**.

### Greenhouse Gas Emissions

- **Impact 5.6-1.** Buildout of the Town of Yucca Valley to the maximum level allowed by the land use designations of the General Plan Update land use plan would generate a substantial increase in greenhouse gas (GHG) emissions over existing conditions. Goals and policies are included in the General Plan Update that would reduce GHG emissions. Compliance with the goals in the San Bernardino Association of Government's (SANBAG) proposed Regional GHG Reduction Plan (identified as Mitigation Measure 6-1) and policies and implementation measures of the General Plan Update would ensure that long-term GHG emissions from buildout of the General Plan Update are reduced to the extent feasible. However, due to the magnitude of emissions generated by the buildout of residential, office, commercial, industrial, and warehousing land uses in the Town, and the fact that no statewide long-term strategy to reduce emissions beyond year 2020 are available that would reduce impacts below MDAQMD's thresholds at buildout of the General Plan, GHG emissions impacts would remain **Significant and Unavoidable**.

### Noise

- **Impact 5.10-1.** Traffic generated by buildout of the General Plan would substantially increase traffic noise along major traffic corridors in the Town and could expose existing and planned residents to substantial noise levels. To reduce potential noise impacts to new sensitive land uses, Noise Element Policy N 1 would require noise-reducing, site design, and building construction features in residential and mixed-use projects in areas where outdoor average daily noise levels exceed of 65 dBA CNEL. However, no feasible mitigation measures are available that would prevent impacts to existing homes fronting the major transportation corridors. Though new uses can be designed for the expected noise exposure, there would be no feasible mitigation measures to reduce potential noise impacts to existing noise-sensitive uses. Despite the application of mitigation measures, Impact 5.10-1 would remain **Significant and Unavoidable**.

### Transportation and Traffic

- **Impact 5.14-2.** The proposed intersection improvements required to meet the San Bernardino County Congestion Management Plan (CMP) acceptable level of service (LOS) standards may be difficult to achieve due to right-of-way acquisitions at the intersection of SR-62 and SR-247. This intersection would operate with more than 45 seconds of delay in the PM peak hour, which is inconsistent with the CMP guidance for that facility. Therefore, impacts at this intersection would be **Significant and Unavoidable**.